

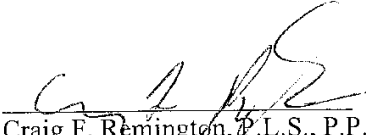
HOUSING ELEMENT AND FAIR SHARE PLAN

TOWNSHIP OF WILLINGBORO
in the County of Burlington
State of New Jersey

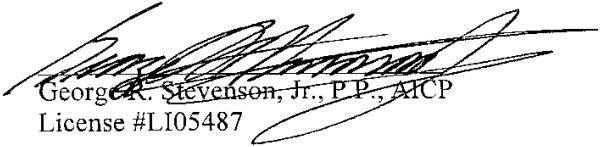
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Adopted by the Planning Board of the Township of Willingboro
December 23, 2008



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PART 1: HOUSING ELEMENT

1.0. Introduction

This Housing Element and Fair Share Plan is a required element of the Township of Willingboro Master Plan, as set forth under the Municipal Land Use Law at section 40:55D-28, and incorporates the plan elements required under Section 52:27D-310 of the New Jersey Fair Housing Act. Apart from being a required element of the master plan, its significance is also evidenced by the stipulation found at C.40:55D-62 which states that zoning regulation may be adopted only pursuant to the adoption by the planning board of a land plan element and housing plan element. Required components of the plan element are as set forth below:

- A. An inventory of township's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type.
- B. A projection of the township's housing stock, including the probable future construction of low and moderate income housing, for the next six years.
- C. An analysis of the township's demographic characteristics, including household size, income level, and age.
- D. An analysis of the existing and probable future employment characteristics of the township.
- E. A determination of the township's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing.
- F. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

Through this Housing Element and Fair Share Plan, the township promotes provision of a variety of housing types over a range of affordability, encourages the ongoing maintenance of the township's existing housing stock, and formally acknowledges the obligation to provide a realistic opportunity for the provision of housing affordable to families of low and moderate income within Housing Region 5 (Burlington, Camden, Gloucester).

2.0. Inventory of Township Housing Stock

A fundamental component of planning for future growth is to understand what the future population will look like. The age, wealth, size, and other characteristics of a municipality's population will dictate the type, location, and pace of future growth. This section describes how Willingboro Township's population has changed in the past and what it is forecasted to look like in the future. Historic information on Willingboro Township's population is available from past planning efforts. Present and future population characteristics are available from the U.S. Census and from the Delaware Valley Regional Planning Commission (DVRPC), the Metropolitan Planning Organization (MPO) for the Greater Philadelphia area.

Willingboro Township lost 9% of its population between 1990 and 2000, evident from **Figure 1: Population Trend Comparison**. The Township went from 36,291 in 1990 to 33,010 in 2000 for a net loss of 3,281 residents. This is a decrease of 3,283 people and represents a continuing pattern in population decline since the exponential growth seen between 1950-1970. This growth pattern coincides with the growth seen in the same time period on both the County and State levels. Both of the larger areas saw huge population increases only to witness a slowdown between 1980 and 2000.

Figure 1: 1950-2000 Population Trend Comparison

| Year | Willingboro Township Change from previous decade | | | Burlington County Change from previous decade | | | New Jersey State Change from previous decade | | |
|------|--|-----------------------|-------|---|-----------------------|-----|--|-----------------------|-----|
| | Population | Increase/ Decrease | % | Population | Increase/ Decrease | % | Population | Increase/ Decrease | % |
| 1950 | 852 | n/a | n/a | 135,910 | n/a | n/a | 4,835,329 | n/a | n/a |
| 1960 | 11,861 | 11,009 | 1292% | 224,499 | 88,589 | 65% | 6,060,782 | 1,225,453 | 25% |
| 1970 | 43,386 | 31,525 | 266% | 323,132 | 98,633 | 44% | 7,168,164 | 1,107,382 | 18% |
| 1980 | 39,912 | -3,474 | -8% | 362,542 | 39,410 | 12% | 7,364,823 | 196,659 | 3% |
| 1990 | 36,291 | -3,621 | -9% | 395,066 | 32,524 | 9% | 7,730,188 | 365,365 | 5% |
| 2000 | 33,008 | -3,283 | -9% | 423,394 | 28,328 | 7% | 8,414,350 | 684,162 | 9% |

Source: US Census Decennial Population Counts, 1930-2000¹

Population forecasts are available through 2035 from the DVRPC². Of Willingboro Township's seven adjacent municipalities, only Mount Laurel Township has a lower 35 year forecasted growth rates. Willingboro Township is forecasted to experience less than half the growth of Burlington County.

Figure 2: 2000-2035 Future Population Growth

¹ Year 2000 data is provided from US Census SF1 Data. This figure represents a two (2) person difference from other charts in this report.

² Per COAH requirements, US Census data is the primary data used for Housing Elements and Fair Share Plans. Any projection numbers provided through DVRPC are for presentation purposes only.

| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | Absolute Change 2000- 2035 | Percent Change 2000- 2035 |
|--|---------|---------|---------|---------|---------|---------|---------|---------|-------------------------------------|------------------------------------|
| <i>Willingboro Township</i> | 33,010 | 33,143 | 33,823 | 34,466 | 35,074 | 35,647 | 36,187 | 36,685 | 3,675 | 11.13% |
| <i>Burlington Township</i> | 20,190 | 21,726 | 22,378 | 22,994 | 23,577 | 24,127 | 24,645 | 25,123 | 4,933 | 24.43% |
| <i>Delanco Township</i> | 3,335 | 3,931 | 4,216 | 4,487 | 4,742 | 4,983 | 5,210 | 5,420 | 2,085 | 62.52% |
| <i>Delran Township</i> | 15,535 | 17,264 | 17,590 | 17,898 | 18,190 | 18,464 | 18,723 | 18,962 | 3,427 | 22.06% |
| <i>Edgewater Park Township</i> | 7,865 | 7,950 | 8,293 | 8,618 | 8,926 | 9,215 | 9,488 | 9,740 | 1,875 | 23.84% |
| <i>Moorestown Township</i> | 19,020 | 19,839 | 20,692 | 21,499 | 22,263 | 22,982 | 23,661 | 24,286 | 5,266 | 27.69% |
| <i>Mount Laurel Township</i> | 40,225 | 40,287 | 41,122 | 41,911 | 42,657 | 43,360 | 44,024 | 44,636 | 4,411 | 10.97% |
| <i>Westampton Township</i> | 7,217 | 8,586 | 9,317 | 10,007 | 10,661 | 11,276 | 11,857 | 12,392 | 3,806 | 44.33% |
| <i>Camden County Total</i> | 507,889 | 515,027 | 516,880 | 518,632 | 520,290 | 521,851 | 523,326 | 524,684 | 16,795 | 3.31% |
| <i>Burlington County Total</i> | 423,397 | 446,866 | 464,968 | 482,153 | 498,334 | 513,569 | 527,952 | 541,203 | 117,806 | 27.82% |

As seen in Figure 3, below, the change in densities over the decade for the all seven adjacent municipalities varied in range. The greatest gain occurred in Delran Township with an increase of 44 people per square mile. The greatest loss occurred in Edgewater Park Township with a loss of 58 people per square mile. Willingboro Township's population decline, in recent years, has not been helped by a local considerably slow housing market. Figure 4 is a chart representing Residential Certificates of Occupancies Issued Between 1998-2008. Evident from the chart is the small number of building permits issued in the township relative to the Burlington County as a whole.

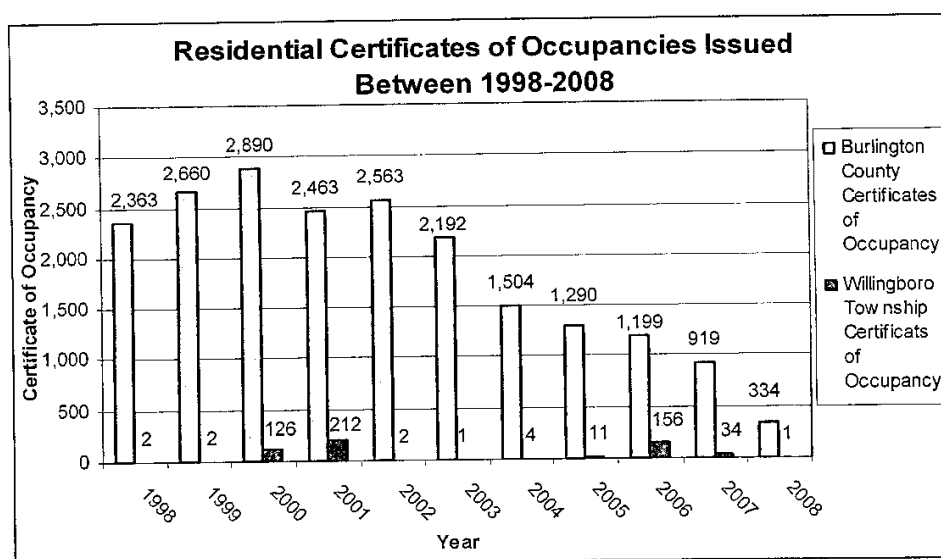
Figure 3: Population and Density Comparison, 1990-2000

| | Area (Sq. Mile) | 1990 Population | 1990 Persons/ Sq. Mile | 2000 Population | 2000 Persons/ Sq. Mile | Change Persons/ Sq. Mile |
|------------------------------------|-----------------------|--------------------|------------------------------|--------------------|------------------------------|--------------------------------|
| Burlington Township | 14 | 12,454 | 889.6 | 20,294 | 1,449.6 | 40.0 |
| Delanco Township | 3.4 | 3,316 | 975.3 | 3,237 | 952.1 | -6.8 |
| Delran Township | 7.3 | 13,178 | 1,805.2 | 15,536 | 2,128.2 | 44.2 |
| Edgewater Park Township | 3 | 8,388 | 2,796.0 | 7,864 | 2,621.3 | -58.2 |
| Moorestown Township | 14.9 | 16,116 | 1,081.6 | 19,017 | 1,276.3 | 13.1 |
| Mount Laurel Township | 22 | 30,270 | 1,375.9 | 40,221 | 1,828.2 | 20.6 |
| Westampton Township | 11.1 | 6,004 | 540.9 | 7,217 | 650.2 | 9.8 |

| | Area (Sq. Mile) | 1990 Population | 1990 Persons/ Sq. Mile | 2000 Population | 2000 Persons/ Sq. Mile | Change Persons/ Sq. Mile |
|----------------------|-----------------------|--------------------|------------------------------|--------------------|------------------------------|--------------------------------|
| Willingboro Township | 8.1 | 36,291 | 4,480.4 | 33,008 | 4,075.1 | -50.0 |
| Burlington County | | | | | | |
| Total | 818.9 | 395,066 | 482.4 | 423,394 | 517.0 | 0.0 |

Source: Delaware Valley Regional Planning Commission

Figure 4: Residential Certificate of Occupancies Issued Between 1998-2008



Source: New Jersey Construction Reporter

Figure 5: Population, Housing, and Persons per Occupied Unit

| | 1990 Census | 2000 Census | % Change 1990-2000 |
|----------------------------------|-------------|-------------|-----------------------|
| Population | 36,291 | 33,010 | -9.0% |
| Housing Units | 11,236 | 11,124 | -0.9% |
| Occupied Units | 11,044 | 10,713 | -2.9% |
| Persons per Occupied Unit | 3.27 | 3.07 | -6.1% |

Source: US 1990 Census SF3 Data & US 2000 Census SF3 Data

Figure 5, above, illustrates a slightly declining housing stock probably exacerbated by an even sharper declining population. Between 1990 and 2000, Willingboro Township lost nine percent of its population and close to one percent of its housing units. The Average Persons per Occupied Unit declined by six (6%) percent as well. As shown in Figure 6, single family detached structures makes up almost ninety-three (93%) percent of the housing stock in the Township. Almost seven (7%) percent are attached single family dwellings. According to Figure 7, the overwhelming majority of residents (92.5%) live in homes they own. The housing stock in the Township varies in age; the

exact breakdown by year can be seen in Figure 8. It should be noted that almost ninety-five percent (95%) of the housing in Willingboro Township was built between 1950 and 1980.

Figure 6: Housing Unit By Units in Structure

| Structure Type | Number | Percent |
|-------------------|---------------|-------------|
| 1-unit, detached | 10,325 | 92.8% |
| 1-unit, attached | 752 | 6.8% |
| 2 units | 12 | 0.1% |
| 3 or 4 units | 8 | 0.1% |
| 5 to 9 units | 12 | 0.1% |
| 10 to 19 units | 9 | 0.1% |
| 20 or more units | 0 | 0.0% |
| Mobile Homes | 6 | 0.0% |
| Boats, RV's, etc. | 0 | 0.1% |
| Total | 11,124 | 100% |

Source: US 2000 Census SF3 Data

Figure 7: Occupied Housing By Tenure

| | 1990 Census | Percent | 2000 Census | Percent |
|------------------------|-------------|---------|-------------|---------|
| Owner Occupied | 10,357 | 93.8% | 9,906 | 92.5% |
| Renter Occupied | 687 | 6.2% | 807 | 7.5% |
| Total Occupied | 11,044 | 100% | 10,713 | 100% |

Source: US 1990 Census SF3 Data & US 2000 Census SF3 Data

Figure 8: Age of Housing Stock

| Year Structure Built | Number | % of Total |
|--------------------------|--------|------------|
| Built 1999 to March 2000 | 7 | 0.1% |
| Built 1995 to 1998 | 46 | 0.4% |
| Built 1990 to 1994 | 23 | 0.2% |
| Built 1980 to 1989 | 179 | 1.6% |
| Built 1970 to 1979 | 1,692 | 15.2% |
| Built 1960 to 1969 | 6,748 | 60.7% |
| Built 1950 to 1959 | 2,090 | 18.8% |
| Built 1940 to 1949 | 202 | 1.8% |
| Built 1939 or earlier | 137 | 1.2% |

Source: US 2000 Census SF3 Data

Among the households which owned their own home in 2000, 44.5% spend less than 20 percent of their monthly income on housing costs, and conversely 19.1% spend more than 35% of more of their monthly income. A complete breakdown is shown in Figure 8.

Figure 9: Owner-Occupied Costs as a Percentage of Monthly Income (1999)

| Percentage of Income | Households | Percent of Total |
|----------------------|------------|------------------|
| Less than 20 percent | 4,320 | 44.5% |
| 20 to 24 percent | 1,538 | 15.8% |
| 25 to 29 percent | 1,113 | 11.5% |
| 30 to 34 percent | 822 | 8.5% |
| 35 percent or more | 1,856 | 19.1% |
| Not computed | 56 | 0.6% |

Source: US 2000 Census SF3 Data

In Figure 10: Housing Value, Adjusted for 2008 Dollars, the current value for owner occupied housing has been adjusted using the accepted Consumer Price Index (CPI) inflation rate. About 94.7% of the housing stock in Willingboro Township are valued between \$65,661 and \$196,928 (\$50,000 to \$199,999). More concisely, over 50% of the housing (57.2%) is valued between \$65,661 and \$131,321 (\$50,000 to \$99,999).

Figure 10: Housing Value, Adjusted for 2008 Dollars

| 1999 Value | 2008 Inflated Value | Units | |
|------------------------|----------------------|-------|-------|
| Less than \$50,000 | Less than 65,660 | 67 | 0.7% |
| \$50,000 to \$99,999 | 65,661 to 131,321 | 5662 | 57.2% |
| \$100,000 to \$149,999 | 131,322 to 196,928 | 3713 | 37.5% |
| \$150,000 to \$199,999 | 196,983 to 262,643 | 407 | 4.1% |
| \$200,000 to \$299,999 | 262,644 to 393,965 | 38 | 0.4% |
| \$300,000 to \$499,999 | 393,966 to 656,610 | 11 | 0.1% |
| \$500,000 to \$999,999 | 657,611 to 1,313,221 | 0 | 0.0% |
| \$1,000,000 or more | 1,313,222 or more | 8 | 0.1% |

Source: US 2000 Census SF3 Data

Note: \$1.00 in 1999 - \$1.31 in 2008

For those residents of Willingboro Township that rent their place of residence, 36.8% spend less than 25% of their monthly income on rent. Comparatively, about 32.1% spend over 35% or more of their monthly income on rent as shown in Figure 11: Gross Rent as a Percentage of Monthly Income. In contrast to homeowners, a greater share of renters paid a larger share of their monthly income towards housing costs. The exact breakdown of gross rent paid is detailed in Figure 12: Gross Rent Paid, 2008 Adjusted (again, the 1999 values from the 2000 Census were adjusted using the CPI inflation rate).

Figure 11: Gross Rent as a Percentage of Monthly Income

| Percentage of Income | Households | Percent of Total |
|----------------------|------------|------------------|
| Less than 15 percent | 67 | 8.3% |
| 15 to 19 percent | 112 | 13.9% |
| 20 to 24 percent | 118 | 14.6% |
| 25 to 29 percent | 126 | 15.6% |

| Percentage of Income | Households | Percent of Total |
|----------------------|------------|------------------|
| 30 to 34 percent | 152 | 18.8% |
| 35 percent or more | 259 | 32.1% |
| Not computed | 73 | 9.0% |

Source: US 2000 Census SF3 Data

Figure 12: Gross Rent Paid, 2008 Adjusted

| 1999 Value | 2008 Inflated Value | Units | Percentage |
|--------------------|---------------------|-------|------------|
| Less than \$200 | Less than \$263 | 0 | 0% |
| \$200 to \$299 | 263 to 392 | 0 | 0% |
| \$300 to \$499 | 393 to 655 | 30 | 3.7% |
| \$500 to \$749 | 656 to 984 | 76 | 9.4% |
| \$750 to \$999 | 985 to 1,312 | 139 | 17.2% |
| \$1,000 to \$1,499 | 1,313 to 1,969 | 454 | 56.3% |
| \$1,500 or more | 1,970 or more | 41 | 5.1% |
| No Cash Rent | | 67 | 8.3% |

Source: US 2000 Census SF3 Data

Note: \$1.00 in 1999 - \$1.31 in 2008

As shown in Figure 13: Age Distribution of Population, Willingboro Township has lost population in all age groups except for persons 65 years and older. The two largest age groups that saw population loss were persons 20 to 24 years and persons 25 to 34 years. Together, these two sequential groups lost about 35% of their population between 1990 and 2000. Persons 65 and older saw an increase of 73.6%. This fact underscores the importance of providing affordable housing alternatives for the growing amount of seniors as well as consideration for the current senior housing needs that the municipality is facing.

Figure 13: Age Group Distribution of Population

| Age Group | 1990 Census | Percent of 1990 Population | 2000 Census | Percent of 2000 Population | Change from 1990 to 2000 | % Change 1990 to 2000 |
|----------------|----------------|----------------------------------|----------------|----------------------------------|-----------------------------------|--------------------------------|
| Under 5 years | 2,446 | 6.7% | 2,007 | 6.1% | -439 | -18% |
| 5 to 9 years | 2,808 | 7.7% | 2,559 | 7.8% | -249 | -9% |
| 10 to 14 years | 2,808 | 7.7% | 2,759 | 8.4% | -49 | -2% |
| 15 to 19 years | 3,157 | 8.7% | 2,485 | 7.5% | -672 | -21% |
| 20 to 24 years | 2,398 | 6.6% | 1,767 | 5.4% | -631 | -26% |
| 25 to 34 years | 5,588 | 15.4% | 3,426 | 10.4% | -2162 | -39% |
| 35 to 44 years | 5,545 | 15.3% | 5,149 | 15.6% | -396 | -7% |
| 45 to 54 years | 4,877 | 13.4% | 4,861 | 14.7% | -16 | 0% |
| 55 to 64 years | 4,234 | 11.7% | 3,776 | 11.4% | -458 | -11% |
| 65 to 74 years | 1,860 | 5.1% | 3,064 | 9.3% | 1204 | 65% |
| 75 years + | 570 | 1.6% | 1,155 | 3.5% | 585 | 103% |
| Total | 36,291 | | 33,008 | | | |

Source: US 1990 Census SF3 Data & US 2000 Census SF3 Data

Household income, as shown in Figure 14: Household Income, 1999 Value and 2008 Adjusted Figures (using CPI inflation rate to adjust for 2008 dollars) shows that about 65.4% of Willingboro Township residents earn between 45,963 to 98,490 (\$35,000 and \$99,999 - 1999 value). The median household income for Willingboro Township as of the 2000 Census was \$60,869 or \$79,127 in 2008 value. Figure 15 shows the pie chart detailing the household income breakdown.

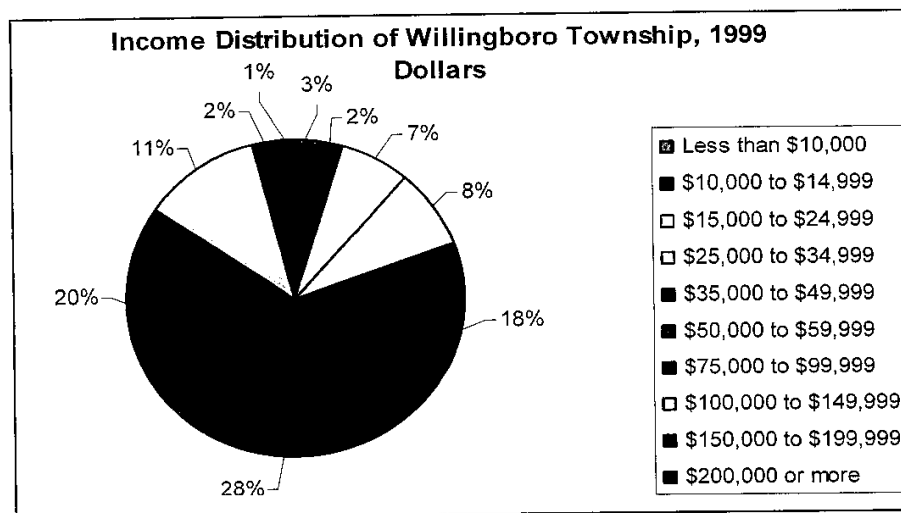
Figure 14: Household Income, 1999 Value and 2008 Adjusted Figures

| 1999 Value | 2008 Inflated Value | Number of Households | Percent |
|------------------------|------------------------|----------------------|---------|
| Less than \$10,000 | Less than \$13,131 | 281 | 2.6% |
| \$10,000 to \$14,999 | \$13,132 to \$19,697 | 215 | 2.0% |
| \$15,000 to \$24,999 | \$19,698 to \$32,830 | 738 | 6.9% |
| \$25,000 to \$34,999 | \$32,831 to \$45,962 | 853 | 7.9% |
| \$35,000 to \$49,999 | \$45,963 to \$65,660 | 1,913 | 17.8% |
| \$50,000 to \$74,999 | \$65,661 to \$98,490 | 2,994 | 27.9% |
| \$75,000 to \$99,999 | \$98,941 to \$131,321 | 2,113 | 19.7% |
| \$100,000 to \$149,999 | \$131,322 to \$196,982 | 1,235 | 11.5% |
| \$150,000 to \$199,999 | \$196,983 to \$262,643 | 262 | 2.4% |
| \$200,000 or more | \$242,650 or more | 143 | 1.3% |

Source: US 2000 Census SF3 Data

Note: \$1.00 in 1999 - \$1.31 in 2008

Figure 15: Income Distribution of Willingboro Township, 1999 Dollars



Source: US 2000 Census SF3 Data

Figure 16: Civilian Labor Force Characteristics indicates the percentage of Willingboro Township residents in the labor force (64.7%) being slightly higher than that of Burlington County (66.8%). The same trend continues towards overall employment. Willingboro Township has an unemployment rate of 4.5% to Burlington County's unemployment rate of 2.6%.

Figure 16: Civilian Labor Force Characteristics

| | Number of Persons | Percent of Total |
|--------------------------------------|-------------------|------------------|
| Willingboro Township | | |
| In labor force: | 16,218 | 64.7% |
| Employed | 14,958 | 59.7% |
| Unemployed | 1,119 | 4.5% |
| Burlington County, New Jersey | | |
| In labor force: | 219,871 | 66.8% |
| Employed | 205,886 | 62.6% |
| Unemployed | 8,462 | 2.6% |

The classification of the labor force by industry is displayed on **Figure 17: Employment by Industry**. Evident of the data is Education, Health and Social Services being the largest employment sector for Willingboro Township residents, with 24.3% of the workforce involved in that industry.

Figure 17: Employment by Industry

| Industry | Number of Employees | Percentage of Workforce |
|--|---------------------|-------------------------|
| Agriculture, forestry, fishing and hunting, and mining: | 21 | 0.1% |
| Construction | 510 | 3.4% |
| Manufacturing | 1,397 | 9.3% |
| Wholesale trade | 546 | 3.7% |
| Retail trade | 1,578 | 10.5% |
| Transportation and warehousing, and utilities: | 1,392 | 9.3% |
| Information | 652 | 4.4% |
| Finance, insurance, real estate and rental and leasing: | 1,177 | 7.9% |
| Professional, scientific, management, administrative, and waste management services: | 1,076 | 7.2% |
| Educational, health and social services: | 3,637 | 24.3% |
| Arts, entertainment, recreation, accommodation and food services: | 592 | 4.0% |
| Other services (except public administration) | 592 | 4.0% |
| Public administration | 1,788 | 12.0% |

PART 2: ACHIEVEMENT OF FAIR SHARE

1.0 Introduction

This plan is intended to set forth the means by which the Township of Willingboro will provide opportunity for the provision of housing affordable to families of low and moderate income consistent with the Substantive Rules of the New Jersey Council on Affordable Housing adopted on May 6, 2008, being further amended September 22, 2008 (*hereinafter* Rules). As such, this plan will address satisfaction of the three components of the round three obligation being rehabilitation, unmet prior round need, and obligations which arise as a result of housing construction and job creation - growth share.

2.0 The Obligation

The Township of Willingboro's obligation for the third round as noted above is comprised of a rehabilitation component of 53 units pursuant to Appendix B of the rules, a prior cycle component of 268 units pursuant to Appendix C, and a growth share component of 229 units based on the housing and job creation projections set forth in Appendix F for a total obligation of 550 units. All three components are subject to adjustments and reductions through credits. As to the growth share component, the growth share obligation is based on the combination of (a) the number of residential units projected to be constructed over the course of round three period (January 1, 2004 through December 31, 2018) divided by 5 ($655/5 = 131$) and (b) the number of jobs projected to be created over the course of round three period divided by 16 ($1,568/16 = 98$).

| | |
|-------------------------------|-----|
| Rehabilitation Obligation: | 53 |
| Unmet Prior Round Obligation: | 268 |
| Growth Share: | |
| - Residential Component: | 131 |
| - Jobs Creation Component | 98 |
| Total: | 550 |

3.0 Addressing the Rehabilitation Need

Appendix B identifies as of April 1, 2000 a rehabilitation need of 53 units calculated as being the sum of over crowded units (23) plus the number of dilapidated units (49) multiplied by the regional low/moderate deterioration share (0.737) minus the rehabilitation share credit (0).

$$23 + 49 = 72 \times 0.737 = 53 - 0 = 53$$

This rehabilitation number is a pre-credited number; successfully addressing the obligation requires determining the extent to which the township is able to claim credits for rehabilitation initiatives resulting from participation in Burlington County's Home Improvement Loan Program and the identifying of measures that will be taken to promote rehabilitation activity.

3.1 Rehabilitation Credits

For rehabilitation activity on or after April 1, 2000 and prior to December 20, 2004 to be eligible for credit, the work had to relate to low/moderate income households causing rehabilitation to applicable code standards; further providing, an average capital cost expenditure of \$8,000.00 and placement of controls on affordability. For rehabilitation work on and after December 20, 2004, hard costs are to average \$10,000.00. Regardless of the period during which the activity occurred, credit eligibility requires performance of rehabilitation program responsibilities set forth under Uniform Housing Affordability Controls (UHAC) N.J.A.C. 5:80-26.1 et seq. The Rules require also that the township provide for the rehabilitation of rental units. A further requirement is identification of the means by which the program is able to fund at least one half of the obligation by the mid-point of the period over which this plan is in effect.

The township participates in the Burlington County Home Improvement Loan Program administered by the Burlington County Office of Community Development. This program is funded by a community development block grant through the United States Department of Housing and Urban Development (HUD) and provides deferred loans up to \$20,000.00 to income eligible single-family homeowners for the repair of major systems. A lien in the amount of the loan is placed against the property which is typically satisfied at the time of transfer of title or on the occasion of the death of the individual who received the loan. Rehabilitation of rental units is not addressed by the program; as such, the township commits to establishing a rehabilitation program addressing rehabilitation of rental units.

Per documentation provided by the Burlington County Office of Community Development, 20 units have been rehabilitated since April 1, 2000. In sum, 20 credits can be claimed based on 20 rehabilitation projects averaging \$16,524.85 per project for the period April 1, 2000 through December 19, 2004. No creditworthy rehabilitation activity has occurred through this program on or after December 20, 2004. For each of these projects, a lien has been placed. Per information provided by Burlington County, each of the project sites continues to be occupied by the individuals receiving the loans. The County program does not provide for affordability controls as per COAH guidelines. Accordingly, the township is requesting a waiver from the 6 year requirement for the first period of rehabilitation to allow for the award of credits from a program that otherwise satisfies COAH requirements. The table below identifies the rehabilitation activity for which the township should be awarded credit.

| Address | Date Completed | Type of Loan | Cost of Work/Loan Amount | Work Completed |
|-------------------|----------------|--------------|--------------------------|---|
| 30 Potter Lane | 2/9/2000 | Amortized | \$14,170 | Paint and repair complete exterior, new vinyl windows throughout, new asphalt driveway, new front and storm door. New gas boiler. |
| 49 Budhollow Lane | 3/29/2001 | Deferred | \$10,673 | New roof, new gutters, new asphalt driveway, bedroom door. |

| Address | Date Completed | Type of Loan | Cost of Work/Loan Amount | Work Completed |
|----------------------|----------------|--------------|--------------------------|---|
| 99 Southampton Drive | 3/31/2001 | Deferred | \$13,116 | New siding, new roof, removal of three trees, electrical certification, new front door, new sliding door, new windows throughout. New kitchen cabinets, paint one bedroom. |
| 21 Gimble Lane | 6/5/2001 | Deferred | \$19,686 | Vinyl siding, new gutters, new garage door, new metal front and rear doors, remove 2 trees and stumps. New windows, new sliding glass door, new carpet 3 rooms, new bathroom vent fan. |
| 27 Midvale Lane | 6/26/2001 | Deferred | \$14,264 | New roof, paint exterior, vinyl windows throughout. |
| 32 Palfrey Lane | 12/24/2001 | Deferred | \$19,150 | New gutters and fascia, paint exterior, new steel front door, new kitchen cabinets, paint kitchen, new counter top, 4 sliding closet doors, kitchen range hood, paint dining room, new bathroom floor, new carpet in stairway and living room. |
| 50 S. Sunset Road | 12/24/2001 | Deferred | \$20,000 | Repair walls throughout, paint family room, kitchen, hallway, dining room, 3 bedrooms, 4 new bedroom doors, new kitchen cabinets. Fire rated laundry room door, new light dining room, new master bath (complete), paint main bath, new tub surround. |
| 134 Somerset Drive | 6/6/2002 | Deferred | \$20,000 | New roof, new windows throughout, electrical certification, new gutters, new kitchen cabinets and floor, paint one bedroom. |
| 14 Bayberry Lane | 10/29/2002 | Amortized | \$6,220 | New front storm door, new hot water heater, repair kitchen window sills, 2 floor bathroom, tub and surround, repair walls and paint, master bath, drywall, shower stall and paint. |
| 10 Bancroft Lane | 10/11/2002 | Amortized | \$11,926 | New roof, 2 bifold doors, vent gas dryer, new a/c unit. |

| Address | Date Completed | Type of Loan | Cost of Work/Loan Amount | Work Completed |
|----------------------|----------------|--------------|--------------------------|--|
| 9 Bancroft Lane | 8/25/2003 | Amortized | \$20,000 | New roof, repair and paint living room, new kitchen cabinets, stove, sink, floor. Paint kitchen. New suspended ceiling, right rear room and paint and flooring. Family room paint. New rear and storm door, sewing room repair, paint and new carpet. New bathroom (complete), new master bath (complete). |
| 4 Edgemont Lane | 5/20/2003 | Amortized | \$20,000 | New asphalt driveway, remove two trees, new front and rear doors and storm doors. 6 new shutters, all new fascia (front and rear) new gutters and splash blocks, all new windows, prep and paint entire house. |
| 55 Ballad Lane | 5/20/2003 | Deferred | \$20,000 | Termite rear wall repair. Termit repair dining room, new garage door, electric repair. Prep and paint kitchen, new sliding door, prep and paint dining room and two bedrooms. |
| 92 Pennypacker Drive | 10/30/2003 | Deferred | \$20,000 | Prep and paint exterior, new gutters and downspouts, new metal front and rear doors, new tub, faucet and shower basin. All trim wrapped in aluminum. New roof, new kitchen cabinets, countertop, stove, sink, floor, paint kitchen. |
| 66 Pinetree Lane | 12/29/2003 | Deferred | \$5,075 | New concrete walkway to front door, 5 new windows, new sliding door, new tub and shower and faucets. Bathroom wall repair. |
| 19 Roxborough Place | 5/3/2004 | Amortized | \$16,355 | New steel door, new storm door (front and rear), new sliding door, new rear heater room door. Prep and paint house shingles only, new front walkway, new windows, 3 new closet doors, paint bedroom. |
| 23 Hillcrest Lane | 12/8/2004 | Amortized | \$20,000 | New window, new rear roof, new gutter rear, new a/c unit, certify electric, new steel front door. Repair hose bib, discharge tube, 2 sliding doors, repair and paint rear room, new bathroom door. |

| Address | Date Completed | Type of Loan | Cost of Work/Loan Amount | Work Completed |
|---------------------|----------------|--------------|--------------------------|--|
| 48 Potter Lane | 4/8/2004 | Amortized | \$20,000 | New gutters, new vinyl siding, new steel garage door, new front and rear entrance door and storm door, repave asphalt driveway, 4 new interior doors, new roof, replace wood trim, 3 windows, paint hallway, new toilet and vanity, new vinyl shutters. |
| 10 Gardenbrook Lane | 6/17/2004 | Amortized | \$20,000 | Prep and paint exterior, new garage doors and opener, new shutters, repair fascia, new asphalt driveway, new sliding door, new windows, new kitchen cabinets, countertop, range hood, repair garage ceiling, new shower diverter. |
| 28 Pebble Lane | 8/2/2004 | Amortized | \$19,862 | New roof, new gutters, new front and rear entrance and storm doors, front and rear wheelchair ramps, new kitchen cabinets, new countertop, new sink and hardware, new floor, new front knob on stove, new windows, handicapped shower stall, new medicine cabinet, one new passage door, bathroom vent fan, new attic steps, 1 carbon monoxide detector, 2 smoke detectors, insulated pipes. |

Source: Burlington County Office of Community Development

Total Rehabilitation Credits: 20

3.2 Actions to Promote Rehabilitation

The township will continue to participate in the Burlington County Home Improvement Loan Program and anticipates that the remaining 33-unit rehabilitation obligation will be achieved through this continued participation. The schedule for achievement is set forth below.

| 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|------|------|------|------|------|------|------|------|------|------|
| 3 | 3 | 4 | 4 | 4 | 3 | 3 | 3 | 3 | 3 |

In addition, the Township will make a rehabilitation program available for rental housing.

4.0 Unmet Prior Round Need

The Township of Willingboro has an unmet prior round need of 268 units. This is an obligation that can not be satisfied given the paucity of vacant, developable land. Pursuant to N.J.A.C. 5:97-5.1(a),

the township is exercising its right to pursue a vacant land adjustment to establish Realistic Development Potential (RDP) using the methodology set forth under N.J.A.C. 5:97 -5.2.

5.0 Vacant Land Adjustment

The basis for the vacant land adjustment is set forth in spreadsheet format (see Appendix A). As can be seen from the spreadsheet, there are 56 acres of vacant land available for development yielding an RDP of 74 units and an unmet need of 194 units.

6.0 Addressing of Unmet Need and Satisfaction of RDP

A municipality that is requesting a vacant land adjustment for the first time or whose vacant land adjustment was not granted as part of a second round substantive certification shall apply its eligible credits pursuant to N.J.A.C. 5:97-4 for units that are constructed or have received preliminary or final approvals, as applicable, prior to June 6, 1999 toward its unmet need at the time of petition prior to applying credits towards its realistic development potential or growth share obligation. Units that are constructed or have received preliminary or final approvals after June 6, 1999 may be applied to the RDP or unmet need, provided the unit was not a mechanism previously included in the plan to address unmet need. Municipalities may apply credits for units constructed or received preliminary or final approvals after June 6, 1999 to the growth share obligation provided credits have first been applied to the RDP (N.J.A.C. 5:97-5.1[b]).

For the addressing of unmet need, Willingboro Township is able to apply 31 credits resulting from the establishment of group homes, all of which predating June 6, 1999. The table below identifies the facilities and the number of bedroom in each.

| Block | Lot | Address | Owner | Operation | # Bedrooms | Date |
|-------|------|---------------------|-------------------------|-------------------------------|------------|----------|
| 412 | 29 | 82 Crestview Drive | Arc of Burlington | Group Home/ DDD | 4 | 01-01-98 |
| 833 | 4 | 275 Evergreen Drive | ARC of Burlington | Group Home/ DDD | 3 | 01-01-98 |
| 727 | 31 | 28 Grayson Circle | ARC of Burlington | Group Home/ DDD | 3 | 01-01-98 |
| 1101 | 49 | 24 Thornhill Lane | Outlook America | Group Home/ Handicapped | 4 | 11-26-97 |
| 410 | 5 | 26 Crescent Road | ADEPT | Group Home | 3 | 01-01-98 |
| ---- | ---- | ---- | Township of Willingboro | Battered Women/Group Housing* | 6 | 12-12-03 |
| ---- | ---- | ---- | Catholic Charities | Battered Women/Group Housing* | 4 | 10-01-80 |

| Block | Lot | Address | Owner | Operation | # Bedrooms | Date |
|-------|-----|---------|--------------------|-------------------------------|------------|----------|
| --- | --- | --- | Catholic Charities | Battered Women/Group Housing* | 4 | 11-11-84 |

*Due to the sensitive nature of the facility, the location is not herein identified.

The township is able to fully satisfy its RDP of 74 units through application of bedrooms within group homes, age-restricted rental units, and gut rehabilitation.

Pursuant to N.J.A.C. 5:97-3.12(b)(1), the rental requirement is to be at least twenty-five percent (25%) of the RDP. As such, the minimum number of rental units is to be 19 units.

Pursuant to N.J.A.C. 5:97-3.12(c)(1)i, the maximum number of age-restricted units is limited to twenty-five percent (25%) of the sum of the RDP and rehabilitation share minus rehabilitation credits:

$$0.25 (74) + 53 - 20 = 26 \text{ units}$$

A municipality may receive 1.33 units of credit for each age-restricted rental unit addressing its prior round rental obligation, provided the unit was or will be created and occupied in the municipality or received preliminary or final approval, on or after December 15, 1986, and has controls on affordability for at least 30 years. No rental bonuses shall be granted for age-restricted rental units in excess of 50 percent of the prior round rental obligation (N.J.A.C. 5:97-3.5[b]). As such, 9 units are available for bonus credit.

6.0.1 Group Homes

The table below sets forth the locations of group homes as well as the number of bedrooms in each, all of which having been established subsequent to June 6, 1999.

| Block | Lot | Address | Owner | Operation | # Bedrooms | Date |
|-------|-----|-----------------|---------------------------------|-------------------------------|------------|----------|
| 1135 | 27 | 32 Tinker Place | Community Options | Group Home/Handicapped | 4 | 10-12-05 |
| 903 | 45 | 34 Reaburn Lane | Personalized Independent Living | Group Home/DDD | 2 | 12-10-03 |
| 330 | 10 | 34 Peachfield | Nicolary, Leonard & Kathern | Oxford House Homeless Shelter | 4 | 09-13-01 |
| 209 | 5 | 5 Bloomfield | Heiser, Angela | Oxford House Homeless Shelter | 4 | 12-15-01 |

| Block | Lot | Address | Owner | Operation | # Bedrooms | Date |
|-------|-----|--------------------|--------------------|-------------------------------|------------|----------|
| 840 | 16 | 2 Edge Court | Powell, Sylvesta | Homeless Shelter | 4 | 10-30-05 |
| 412 | 35 | 58 Crestview Drive | E&L Caring Agency | Homeless Shelter/HIPA | 5 | 06-06-01 |
| --- | --- | --- | Catholic Charities | Battered Women/Group Housing* | 3 | 12-12-01 |
| --- | --- | --- | Catholic Charities | Battered Women/Group Housing* | 3 | 12-12-01 |

*Due to the sensitive nature of the facility, the location is not herein identified.

Total Credits: 29

6.0.2 Age-Restricted Rental Units

Doreathea D. Campbell Senior Housing Complex. This complex is comprised of 104 rental units and is situated on a 3.34 acre tract known as 55 Sunset Road (Block 2, Lot 7.04). Occupancy of the facility is restricted to low and moderate income families. The certificate of occupancy for the facility was issued in 2001. Of the 104 units, 26 units are applied to satisfaction of the RDP. Nine (9) units are eligible for the bonus of 1.33 credits for each yielding in sum 11 bonus credits.

Total Credits: 26

6.0.3 Rental Bonuses

The Township has an obligation to satisfy at least 25 percent of its RDP or 19 units with rental housing. See N.J.A.C. 5:97-3.12(b)(1). Moreover, the Township is entitled to a two for one rental bonus for all rental housing that is not age-restricted. See N.J.A.C. 5:97-3.5(a). Each bedroom in the group homes generates a rental bonus up to the 19 unit rental requirement. *Ibid.*

6.0.4 Summary of RDP Satisfaction (74 Units)

| | |
|--|----|
| Group home bedrooms | 29 |
| Age-restricted units | 26 |
| Rental Bonuses for Group Home bedrooms | 19 |
| Total | 74 |

6.1 Growth Share Obligation

Appendix F of the third round rules projects the construction of 655 units and the creation of 1,568 jobs within the township over the period of round three. These projections equate to a projected obligation of 229 units based on current methodology whereby the residential and job projections are divided by 5 and 16 respectively yielding the obligation:

$$\begin{array}{rcl} 655 \text{ units}/5 & = & 131 \\ 1,568 \text{ jobs}/16 & = & 98 \\ \hline \text{Growth Share Obligation} & = & 229 \end{array}$$

6.2 Satisfaction of Growth Share Obligation

Pursuant to N.J.A.C. 5:97-5.6(a), the township is exercising its right to pursue an adjustment to the household and employment growth projections developed by COAH. As per N.J.A.C. 5:97-5.6(b), the township is required to establish actual residential and commercial growth since January 1, 2004, as derived from the issuance of certificates of occupancy. Next, the township is required after the subtraction of exclusions to divide the number of residential certificates of occupancy by four (4) and the number of non-residential certificates of occupancy by sixteen (16). These numbers are then added to the number of units which potentially could result from the development of lands which could not produce one (1) affordable unit. (See Appendix B for the inventory of parcels which are not able to produce 1 affordable unit under the presumptive densities and setbacks.)

Here, the township has issued 206 residential certificates of occupancy since January 1, 2004. This equates to an average of 41 certificates per year. However; this number is skewed by the issuance of 156 certificates in one year owing to the completion of a multi-family development. If not for this multi-family development, the average issuance per year would be 12 certificates of occupancy.

As per the process, the number of residential certificates of occupancy is divided by four (4) yielding an affordable obligation of 52 units. Applying the conversion factor for converting non-residential floor area to jobs and dividing by 16 yields an affordable unit obligation of 26 units. In sum, the actual obligation to date is 78 units. The table below identifies the floor area for the certificates issued since January 1, 2004 and applies the conversion factors which in turn generate the number of jobs created.

| | Office | A-2 | A-3 | A-4 | Total |
|-----------------------------|----------------|--------------|---------------|---------------|----------------|
| 2004 | 2,534 | 0 | 0 | 9,515 | 12,049 |
| 2005 | 8,000 | 0 | 8,173 | 0 | 16,173 |
| 2006 | 20,998 | 0 | 0 | 0 | 20,998 |
| 2007 | 23,569 | 4,908 | 4,000 | 9,517 | 41,994 |
| 2008 | 54,391 | 0 | 0 | 0 | 54,391 |
| <i>Total Square Footage</i> | <i>109,492</i> | <i>4,908</i> | <i>12,173</i> | <i>19,032</i> | <i>145,605</i> |

| | Office | A-2 | A-3 | A-4 | Total |
|-----------------------------------|--------|------|------|------|-------|
| <i>Jobs Per 1,000 Square Feet</i> | 2.8 | 3.2 | 1.6 | 3.4 | N/A |
| <i>Jobs Generated</i> | 306.6 | 15.7 | 19.5 | 64.7 | 406.5 |

Next, the number of housing units actually created is subtracted by the household projection and the number of jobs generated is subtracted from the job growth projection. For the residential component, this yields 655 minus 206 equaling 449 units. On the commercial side, the formula is 1,568 minus 407 equals 1,161. An adjustment is therefore being sought against an adjusted residential projection of 449 units and a job projection of 1,161.

Based on the inventory provided in Appendix B, there are a total of 9 acres of vacant residentially zoned property and a total of three acres of vacant non-residentially zoned property. The entirety of the township is situated within the Metropolitan Planning Area (PA1). Using the presumptive density of eight units per acre for residential sites, the greatest number of residential units that can potentially result equals 72 (9 X 8); for the nonresidential component the inventory highlights 3 vacant commercially zoned acres which based on 80 jobs per acre would yield a total of 240 jobs.

The process requires the adding back of the adjusted housing and employment growth projections to the actual growth since January 1, 2004. As such, 72 is added to 206 yielding a residential projection of 278. On the commercial side, 407 is then added to 240, yielding a projection of 647. Taken together, this yields a projection of 925, which is a reduction of greater than 10% of the appendix F growth share projections for the township.

Dividing 278 by 5 equals a residential obligation of 56 units. Dividing 647 by 16 yields an obligation of 41 units.

In aggregate, the total adjusted growth share obligation is the sum of the obligation already realized from actual growth (78) and the obligation resulting from the adjusted projections (97) totaling 175.

Pursuant to N.J.A.C. 5:97-3.12(b)(2), the rental requirement is to be at least twenty-five percent (25%) of the growth share obligation. As such, the minimum number of rental units is to be 37 units.

Pursuant to N.J.A.C. 5:97-3.12(c)(3), the maximum number of age-restricted units is limited to twenty-five percent (25%) of the total adjusted growth share number.

$$0.25 (147) = 37 \text{ units}$$

Satisfaction of the adjusted growth share projection is achieved by application of family and age restricted rental units as well as by gut rehabilitation activity.

6.2.1 Rental Units

Atlantic Delta Property. This approximate 40 acre parcel is situated on Route 130 (Block 5.01, Lots 5 and 13). Pursuant to the settlement of a builder's remedy litigation, Atlantic Delta is obligated to construct 70 affordable family rental units. Preliminary approval has been granted by the Planning Board; a final subdivision plan has been submitted for consideration by the board. The grant of final approval is expected to be granted in the first quarter of 2009. The township is entitled to 1 credit for each of the 70 units and is also entitled for 1 bonus credit for each unit in excess of the rental obligation.

Total Credits: 70
 Bonus Credits: 33
 Total: 103

Doreathea D. Campbell Senior Housing Complex. As noted above, this facility is comprised of 104 rental units, all of which affordable. For satisfaction of RDP, a total of 26 units were utilized, leaving a balance of 78 units; however, the age-restricted cap is 37 units. Therefore, 37 units are applied.

Total Credits: 37

6.2.2 Gut Rehabilitation

The Salt & Light Company, Inc. The Township has entered into a Memorandum of Understanding (MOU) with this non-profit agency which is engaged in the acquisition of substandard units and gut rehabilitation of same. Per this MOU, the township has agreed to facilitate the production by Salt & Light Company, Inc. of 24 affordable units through the provision of letters of support and/or expressions of township's consent where required. The MOU also provides for township support for an additional 19 units with the condition that the first 24 units fully satisfy all COAH and UHAC requirements. For satisfaction of the growth share obligation, 35 of these units are applied.

Total Credits: 35

6.3 Summary of Round Three Obligation Satisfaction: 175 Units

| | |
|----------------------|-------------------|
| Family Rental Units | 70 Credits |
| Family Rental Bonus | 33 Credits |
| Age-Restricted Units | 37 Credits |
| Gut Rehabilitation | <u>35 Credits</u> |
| | 175 |

7.0 SPENDING PLAN

7.1 Development Fee Ordinance

Township Council of the Township of Willingboro has adopted a Development Fee Ordinance which will generate funds from most residential and non-residential projects to be used to fund activities supportive of the provision of affordable housing. Said fee ordinance requires in the case of residential development, other than certain types of development deemed to be exempt, the payment of a fee equivalent to 1.5% of the equalized assessed value of the residential development. Where an increase in density is permitted by virtue of the grant of a use variance (N.J.S.A.40:55D-70d(5)), the fee may be increased to 6% of the equalized assessed value of each additional unit. With respect to non-residential development, the fee ordinance requires within all zoning districts, other than for developments deemed to be exempt, the payment of a fee equal to 2.5% of the equalized assessed value of the land and improvements. The same fee is to be charged for projects involving the additions to existing structures used for non-residential development.

7.2 Revenue Projection

As to revenue projection, the amount to be realized through the posting of development fees can be roughly estimated by linking the application of the fee to round three projected residential growth (278 units) and projected job creation (647 jobs).

The projection of development fees realized from residential development requires the application of the township's equalization rate and establishment of an average value for housing. The township's equalization rate for 2009 will be 51.75%. Average equalized assessed value for housing is derived from the division of average value of housing in the township by the equalization rate: $\$95,266.50 / .5175 = \$184,090.00$.

Multiplying the average equalized value (\$184,090.00) by the number of market rate units projected during round three (278) by 1.5% yields a collection of \$767,655.00.

Fees very generally anticipated from projected job creation require the conversion of jobs to square footage necessary to support these jobs as well as the establishment of an average cost per square foot of non-residential development.

Projected job growth as set forth in Appendix F of the Third Round Rules is set at 647 jobs. This plan assumes two (2) jobs per every 1,000 square feet of nonresidential development. Multiplying projected job growth (647) by 1,000 S.F. and then dividing by 2 results in 323,500 S.F. of non-residential development necessary to support the number of projected jobs. Based on an assumed cost per square foot of non-residential construction of \$68.00 (derived from reported costs of recent nonresidential development) and then multiplying by 323,500 S.F. of possible new construction yields a total value of \$21,998,000.00. Applying the equalization rate for 2009 of 51.75% yields an equalized assessed value of \$42,508,213.00; application of the 2.5% development fee then results in a potential collection of \$1,062,703.00.

Township of Willingboro has collected under a previous development fee ordinance an amount of \$5,893.00.

In sum, the fees presently being retained by the township plus the potential developer fee collection amounts indicated above result in a total of \$1,836,251.00.00.

7.3 Administrative Mechanism for Collection and Distribution

Pursuant to a development approval by the board having jurisdiction, the Planning and Zoning Department will notify the construction official of the approval. At the time of construction permit application, the construction official will notify the tax assessor and request an initial calculation of the equalized assessed value (EAV) of the proposed development and the resulting fee to be posted. One half of the fee will be due at the time of issuance of the first building permit. For non-residential development only, the developer will be provided a copy of Form N - RDF "State of New Jersey Non-Residential Development Certification/Exemption." This form will be used by the tax assessor to verify exemptions and to prepare estimated and final assessments.

At the time of request for the final inspection, the construction official will notify the tax assessor and request confirmation of, or modification of, the initial (EAV) as the case may be. The final (EAV) will be provided to the developer within ten (10) days of the request for final inspection. Payment of the fee will then become a condition of issuance of the certificate of occupancy.

7.4 Use of Funds

Fees will be used for: 1) administration of affordable housing programs, 2) affordability assistance, and 3) rehabilitation. Revenues exceeding the fee amounts anticipated will be dedicated to the revolving loan fund established for emergent protection from foreclosure.

7.4.1 Administration of Affordable Housing Activity

Pursuant to Third Round Rules, twenty percent (20%) of the collected fees may be expended on the administration of activities supportive of the provision of affordable housing. Monies collected will be utilized for consulting fees for the preparation of housing element/fair share plans and any other consulting activity as may be found necessary supportive of affordable housing provision. These monies will also be utilized for the administration of affordability assistance programs by qualified entities.

Administration (20%): \$367,250.00.

7.4.2 Affordability Assistance

Thirty percent (30%) of collected development fees are to be used for affordability assistance. This plan proposes the establishment of a revolving fund for the extension of loans to income eligible families on an emergent basis to stave off the threat of foreclosure

given the heightened susceptibility of foreclosure resulting from sub-prime mortgage products. This emergent loan program would be administered on a contractual basis on behalf of the township by a qualified entity.

Affordability Assistance (30%): \$550,875.00

7.4.3 Rehabilitation

The Township of Willingboro has a remainder rehabilitation obligation of twenty-three (23) units. These monies will be used to underwrite satisfaction of the rehabilitation obligation and will also be used to underwrite the establishment of a rehabilitation program addressing the rental units.

Rehabilitation Funding: \$918,126.00.

7.5 Summary of Expenditure of Funds

| | |
|---------------------------------------|-------------------|
| Anticipated Development Fee Revenues: | \$1,836,251.00.00 |
| Affordable Housing Administration: | \$367,250.00 |
| Affordability Assistance: | \$550,875.00 |
| Rehabilitation: | \$918,126.00.00 |
| Total: | \$1,836,251.00.00 |

APPENDIX A

VACANT LAND ADJUSTMENT

| Parcel | Block/Lot | Location | Owner/Street/City, State, Zip | Area (acres) | | Comments | RDP (Units) |
|--------|-----------|-----------------------|---------------------------------|--------------|--------|---|-------------|
| | | | | GROSS | Net | | |
| 1 | 5.01 | ROUTE 130 | WILLINGBORO ASSOCIATES, LLC | | | Preliminary Development Approval Granted; Final Approval Pending pursuant to Builder's Remedy Litigation Settlement | 47,964 |
| | 13 | WILLINGBORO, NJ 08046 | 41 BAYARD STREET, 2ND FLR | 39.70 | 39.97 | | |
| 2 | | | NEW BRUNSWICK, NJ 08901 | | | Incompatible with adjacent Commercial land uses | 0 |
| | 5.01 | ROUTE 130 | WILLINGBORO ASSOCIATES, LLC | 0.27 | | | |
| 4 | 5 | WILLINGBORO, NJ 08046 | 41 BAYARD STREET, 2ND FLR | | | Incompatible with adjacent Commercial land uses | 0 |
| | 5.02 | ROUTE 130 | NEW BRUNSWICK, NJ 08901 | | | | |
| 6 | 5.02 | ROUTE 130 | LEVITTOWN TIMES CORPORATION | 10.53 | 0.00 | Incompatible with adjacent Commercial land uses | 0 |
| | 11.00 | WILLINGBORO, NJ 08046 | 8400 ROUTE 13 | | | | |
| 7 | | | LEVITTOWN, PA 19057 | | | Incompatible with adjacent Commercial land uses | 0 |
| | 5.02 | PENNYPACKER DRIVE | THESSALONIA, BAPTIST CHURCH INC | 2.41 | 0 | | |
| 10 | 23.00 | WILLINGBORO, NJ 08046 | PO BOX 2306 | | | Incompatible with adjacent Commercial land uses | 0 |
| | 8.00 | BEV-RANCOCAS RD | WILLINGBORO, NJ 08046 | | | | |
| 11 | 3.01 | WILLINGBORO, NJ 08046 | LENOLA BUILDERS, LLC | 1.7800 | | Appropriate for Residential Development | 2,47896 |
| | 11.01 | 4224 ROUTE 130 | P.O. BOX 89 | 0.3443 | 2.0658 | | |
| 12 | 5.00 | WILLINGBORO, NJ 08046 | EDGEWATER PARK, NJ 08010 | | | Appropriate for Residential Development | 2,47896 |
| | 11.01 | PINE STREET | TYM INVESTMENTS, LLC | 0.3443 | | | |
| 13 | 6.00 | WILLINGBORO, NJ 08046 | 1065 E MOREHEAD ST-4TH FL | | | Appropriate for Residential Development | 2,47896 |
| | 11.01 | PINE STREET | CHARLOTTE, NC 28404 | 0.3443 | | | |
| 14 | 7.00 | WILLINGBORO, NJ 08046 | DUMOCH, STEVE | | | Appropriate for Residential Development | 2,47896 |
| | 11.01 | PINE STREET | 53 GAFFNEY LANE | 0.3443 | | | |
| 15 | 8.00 | WILLINGBORO, NJ 08046 | WILLINGBORO, NJ 08046 | | | Appropriate for Residential Development | 2,47896 |
| | 11.01 | PINE STREET | DUMOCH, STEVE | 0.3443 | | | |
| 16 | 8.00 | WILLINGBORO, NJ 08046 | 53 GAFFNEY LANE | | | Appropriate for Residential Development | 2,47896 |
| | 11.01 | PINE STREET | WILLINGBORO, NJ 08046 | 0.3443 | | | |
| 17 | 8.00 | WILLINGBORO, NJ 08046 | DUMOCH, STEVE | | | Appropriate for Residential Development | 2,47896 |
| | 11.01 | PINE STREET | 53 GAFFNEY LANE | 0.3443 | | | |
| 18 | 8.00 | WILLINGBORO, NJ 08046 | WILLINGBORO, NJ 08046 | | | Appropriate for Residential Development | 2,47896 |
| | 11.01 | PINE STREET | DUMOCH, STEVE | 0.3443 | | | |
| 19 | 8.00 | WILLINGBORO, NJ 08046 | 53 GAFFNEY LANE | | | Appropriate for Residential Development | 2,47896 |
| | 11.01 | PINE STREET | WILLINGBORO, NJ 08046 | 0.3443 | | | |
| 20 | 8.00 | WILLINGBORO, NJ 08046 | DUMOCH, STEVE | | | Appropriate for Residential Development | 2,47896 |
| | 11.01 | PINE STREET | 53 GAFFNEY LANE | 0.3443 | | | |
| 21 | 8.00 | WILLINGBORO, NJ 08046 | WILLINGBORO, NJ 08046 | | | Appropriate for Residential Development | 2,47896 |
| | 11.01 | PINE STREET | DUMOCH, STEVE | 0.3443 | | | |
| 22 | 8.00 | WILLINGBORO, NJ 08046 | 53 GAFFNEY LANE | | | Appropriate for Residential Development | 2,47896 |
| | 11.01 | PINE STREET | WILLINGBORO, NJ 08046 | 0.3443 | | | |
| 23 | 8.00 | WILLINGBORO, NJ 08046 | DUMOCH, STEVE | | | Appropriate for Residential Development | 2,47896 |
| | 11.01 | PINE STREET | 53 GAFFNEY LANE | 0.3443 | | | |
| 24 | 8.00 | WILLINGBORO, NJ 08046 | WILLINGBORO, NJ 08046 | | | Appropriate for Residential Development | 2,47896 |
| | 11.01 | PINE STREET | DUMOCH, STEVE | 0.3443 | | | |

Township of Willingboro
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| Parcel | Block/Lot | Location | Owner/Street/City, State, Zip | Area (acres) | | Comments | RDP (Units) |
|--------|-----------|-----------------------|------------------------------------|--------------|---|---|-------------|
| | | | | | | | |
| 15 | 9.00 | WILLINGBORO, NJ 08046 | 53 GAFFNEY LANE | | | | |
| | | | WILLINGBORO, NJ 08046 | | | | |
| | 11.01 | PINE STREET | DUMOCH, STEVE | 0.3443 | | | |
| | 10.00 | WILLINGBORO, NJ 08046 | 53 GAFFNEY LANE | | | | |
| 16 | | | WILLINGBORO, NJ 08046 | | | | |
| | 13.00 | IRONSIDE COURT | INDUSTRIAL DEVELOPMENT CO | | | | |
| | 8.25 | WILLINGBORO, NJ 08046 | 5 WOODBROOK ROAD | 2.1661 | 0 | Incompatible with adjacent Industrial land uses | |
| | | | VOORHEES, NJ 08043 | | | | |
| 17 | 13.00 | IRONSIDE COURT | INDUSTRIAL DEVELOPMENT CO | | | | |
| | 8.26 | WILLINGBORO, NJ 08046 | 5 WOODBROOK ROAD | 2.2437 | 0 | Incompatible with adjacent Industrial land uses | |
| | | | VOORHEES, NJ 08043 | | | | |
| | 13.00 | INDUSTRIAL DRIVE | OLD LONDON FOODS, INC. | | | | |
| 18 | 8.24 | WILLINGBORO, NJ 08046 | 1776 EASTCHESTER ROAD | 2.59 | 0 | Trailer Storage; Residential development incompatible with Surrounding Industrial Use | |
| | | | BRONX, NY 10461 | | | | |
| | 13.00 | INDUSTRIAL DRIVE | RIVERVIEW SPORTSWEAR, INC. | | | | |
| | 8.05 | WILLINGBORO, NJ 08046 | 2 WILLOWPOINT | 3.48 | 0 | Adjacent to Industrial Land Uses | |
| 19 | | | MOORESTOWN, NJ 08057 | | | | |
| | 13.00 | INDUSTRIAL DRIVE | NMJT, LLC | | | | |
| | 8.12 | WILLINGBORO, NJ 08046 | 406 WILLOW LN | 2.00 | 0 | Adjacent to Industrial Land Uses | |
| | | | SOUTHAMPTON, NJ 08088 | | | | |
| 21 | 13.00 | INDUSTRIAL DRIVE | NMJT, LLC | | | | |
| | 8.16 | WILLINGBORO, NJ 08046 | 406 WILLOW LN | 1.21 | 0 | Adjacent to Industrial Land Uses | |
| | | | SOUTHAMPTON, NJ 08088 | | | | |
| | 13.00 | INDUSTRIAL DRIVE | NMJT, LLC | | | | |
| 22 | 8.15 | WILLINGBORO, NJ 08046 | 406 WILLOW LN | 1.18 | 0 | Adjacent to Industrial Land Uses | |
| | | | SOUTHAMPTON, NJ 08088 | | | | |
| | 15.00 | 4118 ROUTE 130 | EST OF C W DAHMER JR%JUDY FRIEDMAN | | | | |
| | 1.00 | WILLINGBORO, NJ 08046 | PO BOX 60 | 2.93 | | | |
| 23 | | | MARLTON, NJ 08053 | | | | |
| | 15.00 | 4118 ROUTE 130 | EST OF C W DAHMER JR%JUDY FRIEDMAN | | | | |
| | 2.00 | WILLINGBORO, NJ 08046 | PO BOX 60 | 0.46 | | | |
| | | | MARLTON, NJ 08053 | | | | |
| | | | | 3.39 | | Appropriate for Residential Development | 4.068 |

| Parcel | Block/Lot | Location | Owner/Street/City, State, Zip | Area (acres) | | Comments | RDP (Units) | |
|--------|-----------|-----------------------|-----------------------------------|--------------|------|---|-------------|--|
| | | | | | | | | |
| 25 | 26.00 | SALEM ROAD | RANOCAS HOSPITAL | 3.19 | 3.19 | Appropriate for Residential Development | 3.828 | |
| | 1.01 | WILLINGBORO, NJ 08046 | 1600 HADDON AVENUE | | | | | |
| | | | CAMDEN, NJ 08103 | | | | | |
| 26 | 409.00 | CLUB HOUSE DRIVE | NGP REALTY SUB, L.P. | 2.52 | 0 | Utility Easement | | |
| | 91.00 | WILLINGBORO, NJ 08046 | 2951 28TH ST, SUITE 3001 | | | | | |
| | | | SANTA MONICA, CA 90405 | | | | | |
| 27 | 409.00 | CLUB HOUSE DRIVE | PUBLIC SERVICE ELECTRIC & GAS CO | 0.45 | 0 | Utility Easement | | |
| | 93.00 | WILLINGBORO, NJ 08046 | 80 PARK PL-CORP PROP 6FLR | | | | | |
| | | | NEWARK, NJ 07102 | | | | | |
| 28 | 409.00 | CLUB HOUSE DRIVE | NAT GOLF OP PRTN%AMER GOLF CORP | 30.50 | | | | |
| | 94.00 | WILLINGBORO, NJ 08046 | 2951 28TH STREET | | | | | |
| | | | SANTA MONICA, CA 90405 | | | | | |
| 29 | 409.00 | CLUB HOUSE DRIVE | NAT GOLF OPE PRTN% AMER GOLF CORP | 41.63 | 0 | Golf Course | | |
| | 95.00 | WILLINGBORO, NJ 08046 | 2951 28TH STREET | | | | | |
| | | | SANTA MONICA, CA 90405 | | | | | |
| 30 | 412 | WINDSOR LANE | NAT GOLF OP PRTN% AMER GOLF CORP | 1.82 | | | | |
| | 6.00 | WILLINGBORO, NJ 08046 | 2951 28TH STREET | | | | | |
| | | | SANTA MONICA, CA 90405 | | | | | |
| 31 | 412.00 | 39 SOUTH KENNEDY WAY | SAINTS MEMORIAL CMTY CH | 1.70 | 1 | Appropriate for Residential Development | 1.2 | |
| | 53.00 | WILLINGBORO, NJ 08046 | 11 SOUTH JFK WAY | | | | | |
| | | | WILLINGBORO, NJ 08046 | | | | | |
| 32 | 412.00 | SOUTH KENNEDY WAY | HYMAN, PABALA M | 0.3 | 0 | Size insufficient | | |
| | 54.00 | WILLINGBORO, NJ 08046 | RR #1 | | | | | |
| | | | BORDENTOWN, NJ 08505 | | | | | |
| 33 | 414.00 | WINDOVER LANE | PUBLIC SERVICE ELECTRIC & GAS CO | 4.14 | 0 | Easement | | |
| | 34.00 | WILLINGBORO, NJ 08046 | 80 PARK PL-CORP PROP 6FLR | | | | | |
| | | | NEWARK, NJ 07102 | | | | | |
| 34 | 518.00 | MANOR LANE | PUBLIC SERVICE ELECTRIC & GAS CO | 1.57 | | | | |
| | 15.00 | WILLINGBORO, NJ 08046 | 80 PARK PL-CORP PROP 6FLR | | | | | |
| | | | NEWARK, NJ 07102 | | | | | |
| 35 | 521.00 | MILLBROOK DRIVE | PUBLIC SERVICE ELECTRIC & GAS CO | 5.44 | 0 | Easement | | |

| Parcel | Block/Lot | Location | Owner/Street/City, State, Zip | Area (acres) | Comments | RDP (Units) |
|--------|-----------|---------------------------|---|--------------|----------|-------------|
| 36 | 23.00 | WILLINGBORO, NJ 08046 | 80 PARK PL-CORP PROP 6FLR NEWARK, NJ 07102 | | | |
| | 523.00 | JOHN F KENNEDY WAY | PUBLIC SERVICE ELECTRIC & GAS CO | | | |
| | 52.00 | WILLINGBORO, NJ 08046 | 80 PARK PL-CORP PROP 6FLR NEWARK, NJ 07102 | 4.03 | Easement | |
| | | | | 0 | | |
| 37 | 523.00 | MILLBROOK DRIVE | PUBLIC SERVICE ELECTRIC & GAS CO | | | |
| | 2.00 | WILLINGBORO, NJ 08046 | 80 PARK PL-CORP PROP 6FLR NEWARK, NJ 07102 | 4.29 | Easement | |
| | | | | 0 | | |
| | | | | | | |
| 38 | 608.00 | VAN SCIVER PARKWAY | PUBLIC SERVICE ELECTRIC & GAS CO | | | |
| | 162.00 | WILLINGBORO, NJ 08046 | 80 PARK PL-CORP PROP 6FLR NEWARK, NJ 07102 | 10.00 | Easement | |
| | | | | 0 | | |
| | | | | | | |
| 39 | 608.00 | HAWLEY PLACE | PUBLIC SERVICE ELECTRIC & GAS CO | | | |
| | 157.00 | WILLINGBORO, NJ 08046 | 80 PARK PL-CORP PROP 6FLR NEWARK, NJ 07102 | 1.33 | Easement | |
| | | | | 0 | | |
| | | | | | | |
| 40 | 608.00 | VAN SCIVER PARKWAY | PUBLIC SERVICE ELECTRIC & GAS CO | | | |
| | 159.00 | WILLINGBORO, NJ 08046 | 80 PARK PL-CORP PROP 6FLR NEWARK, NJ 07102 | 1.54 | Easement | |
| | | | | 0 | | |
| | | | | | | |
| 41 | 608.00 | HOLBROOK LANE | PUBLIC SERVICE ELECTRIC & GAS CO | | | |
| | 83.00 | WILLINGBORO, NJ 08046 | 80 PARK PL-CORP PROP 6FLR NEWARK, NJ 07102 | 1.76 | Easement | |
| | | | | 0 | | |
| | | | | | | |
| 42 | 628.00 | HAZELWOOD CIRCLE | PUBLIC SERVICE ELECTRIC & GAS CO | | | |
| | 24.00 | WILLINGBORO, NJ 08046 | 80 PARK PL-CORP PROP 6FLR NEWARK, NJ 07102 | 8.89 | Easement | |
| | | | | 0 | | |
| | | | | | | |
| 43 | 633.00 | LEVITT PARKWAY | PUBLIC SERVICE ELECTRIC & GAS CO | | | |
| | 11.00 | WILLINGBORO, NJ 08046 | 80 PARK PL-CORP PROP 6FLR NEWARK, NJ 07102 | 2.81 | Easement | |
| | | | | 0 | | |
| | | | | | | |
| 44 | 637.00 | HOLBROOK LANE | PUBLIC SERVICE ELECTRIC & GAS CO | | | |
| | 12.00 | WILLINGBORO, NJ 08046 | 80 PARK PL-CORP PROP 6FLR NEWARK, NJ 07102 | 3.29 | Easement | |
| | | | | 0 | | |
| | | | | | | |
| 45 | 701.00 | 380 JOHN F KENNEDY WAY | PUBLIC SERVICE ELECTRIC & GAS CO | | | |
| | 27.00 | WILLINGBORO, NJ 08046 | 80 PARK PL-CORP PROP 6FLR NEWARK, NJ 07102 | 3.73 | Easement | |
| | | | | 0 | | |
| | | | | | | |

Township of Willingboro
Housing Report
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| Parcel | Block/Lot | Location | Owner/Street/City, State, Zip | Area (acres) | Comments | RDP (Units) |
|--------|-----------|-----------------------|----------------------------------|--------------|----------|-------------|
| 55 | 902.00 | ROCKLAND DRIVE | WILLINGBORO, NJ 08046 | | | |
| | 133.00 | WILLINGBORO, NJ 08046 | RITTENHOUSE PARK COMMUNITY ASSOC | 0.84 | Easement | |
| | | | PO BOX 309 | 0 | | |
| 56 | 903.00 | RITTENHOUSE DRIVE | WILLINGBORO, NJ 08046 | 0.83 | Easement | |
| | 80.00 | WILLINGBORO, NJ 08046 | RITTENHOUSE PARK COMMUNITY ASSOC | 0 | | |
| | | | PO BOX 309 | | | |
| 57 | 903.00 | ROCKLAND DRIVE | WILLINGBORO, NJ 08046 | 0.8 | Easement | |
| | 35.00 | WILLINGBORO, NJ 08046 | RITTENHOUSE PARK COMMUNITY ASSOC | 0 | | |
| | | | PO BOX 309 | | | |
| 58 | 904.00 | RADFORD PLACE | WILLINGBORO, NJ 08046 | 0.91 | Easement | |
| | 83.00 | WILLINGBORO, NJ 08046 | RITTENHOUSE PARK COMMUNITY ASSOC | 0 | | |
| | | | PO BOX 309 | | | |
| 59 | 904.00 | RITTENHOUSE DRIVE | WILLINGBORO, NJ 08046 | 1.52 | Easement | |
| | 42.00 | WILLINGBORO, NJ 08046 | RITTENHOUSE PARK COMMUNITY ASSOC | 0 | | |
| | | | PO BOX 309 | | | |
| 60 | 905.00 | REGENT COURT | WILLINGBORO, NJ 08046 | 2.05 | Easement | |
| | 29.00 | WILLINGBORO, NJ 08046 | RITTENHOUSE PARK COMMUNITY ASSOC | 0 | | |
| | | | PO BOX 309 | | | |
| 61 | 905.00 | RITTENHOUSE DRIVE | WILLINGBORO, NJ 08046 | 0.65 | Easement | |
| | 43.00 | WILLINGBORO, NJ 08046 | RITTENHOUSE PARK COMMUNITY ASSOC | 0 | | |
| | | | PO BOX 309 | | | |
| 62 | 905.00 | PINE STREET | WILLINGBORO, NJ 08046 | 0.3 | Easement | |
| | 57.00 | WILLINGBORO, NJ 08046 | RITTENHOUSE PARK COMMUNITY ASSOC | 0 | | |
| | | | PO BOX 309 | | | |
| 63 | 1003.00 | NEW CASTLE LANE | WILLINGBORO, NJ 08046 | 2.93 | Easement | |
| | 179.00 | WILLINGBORO, NJ 08046 | PUBLIC SERVICE ELECTRIC & GAS CO | 0 | | |
| | | | 80 PARK PL-CORP PROP 6FLR | | | |
| | | | NEWARK, NJ 07102 | | | |

| Parcel | Block/Lot | Location | Owner/Street/City, State, Zip | Area (acres) | Comments | RDP (Units) |
|--------|-----------|-----------------------|---|--------------|---|-------------|
| 64 | 1020.00 | NORTHAMPTON DRIVE | PUBLIC SERVICE ELECTRIC & GAS CO | 2.29 | Easement | |
| | 111.00 | WILLINGBORO, NJ 08046 | 80 PARK PL-CORP PROP 6FLR NEWARK, NJ 07102 | | | |
| 65 | 1023.00 | NIAGARA LANE | PUBLIC SERVICE ELECTRIC & GAS CO | 22.60 | Easement | |
| | 54.00 | WILLINGBORO, NJ 08046 | 80 PARK PL-CORP PROP 6FLR NEWARK, NJ 07102 | | | |
| 66 | 1202.01 | FIRESIDE COURT | FAIRMOUNT PARK HOMEOWNERS ASSOC | 3.99 | Easement | |
| | 126.00 | WILLINGBORO, NJ 08046 | PO BOX 18 WILLINGBORO, NJ 08046 | | | |
| 67 | 11.01 | 36 Rose Street | LOKAN, MYRTLE | 5.82 | Preliminary Development Approval Pending | 6.9840 |
| | 14.00 | WILLINGBORO, NJ 08046 | 114 HAYESMILL RD, RM A208 ATCO, NJ 08004 | | | |
| 68 | 1019 | NORMANDY LANE | TOWNSHIP OF WILLINGBORO | 0.9182 | Appropriate for Residential Development | 1.10184 |
| | 100 | WILLINGBORO, NJ 08046 | 1 SALEM ROAD WILLINGBORO, NJ 08046 | | | |
| 69 | 1019 | NEW CASTLE LANE | TOWNSHIP OF WILLINGBORO | 1.4300 | Appropriate for Residential Development | 1.716 |
| | 101 | WILLINGBORO, NJ 08046 | 1 SALEM ROAD WILLINGBORO, NJ 08046 | | | |

APPENDIX B

| BLOCK | LOT | Street Name | Owner Name | Acres* |
|---|-------|--------------------|---|--------|
| 1.00 | 9 | CHARLESTON RD | BURLINGTON CO BICYCLE CENTER INC | 0.104 |
| 3.00 | 4.09 | CAMPBELL DR | WILLINGBORO URBAN RENEWAL,LLC | 0.811 |
| 4.00 | 3 | VAN SCIVER PARKWAY | 130 HOLDINGS,LLC | 0.439 |
| 8.00 | 3.02 | BEV-RANCOCAS RD | TMINJ-1,LLC %LEHIGH GAS CORP | 0.562 |
| 8.00 | 2.02 | BEV-RANCOCAS RD | TMINJ-1,LLC %LEHIGH GAS CORP | 0.208 |
| 15.00 | 3 | ROUTE 130 | DAHMER, DOLORES K, CHARLES W III | 0.476 |
| 15.00 | 6 | FRONT ST | ROUNTOS, PHYLLIS EST OF C W DAHMER JR%JUDY FRIEDMAN | 0.149 |
| 15.00 | 4 | ROUTE 130 | CRAMP, JOHN M & HILDA V | 0.462 |
| 15.00 | 13 | LAKE DR | PIERRE, WOOZEVALT JEAN ETAL | 0.564 |
| 20.01 | 7 | PIONEER LANE | CHINOSI, JOHN | 0.857 |
| 20.01 | 12.02 | PIONEER LANE | SCHOLTZ, RUDOLPH & MILDRED | 0.147 |
| 20.01 | 5 | SOUTH KENNEDY WAY | JONES, JOSEPH A GRIFFIN, JAMES & WOODING,DOROTHY M | 0.144 |
| 105.00 | 34 | VAN SCIVER PARKWAY | HAIRSTON, JOHN T | 0.458 |
| 212.00 | 17 | VAN SCIVER PARKWAY | BAILEY, GARNELL & CAROL J | 0.458 |
| 216.00 | 15 | BOSWORTH LANE | HICKSON, MARY | 0.197 |
| 241.00 | 41 | BERKSHIRE LANE | PUBLIC SERVICE ELECTRIC & GAS CO | 0.165 |
| 319.00 | 8 | PINAFOR LANE | ALSPACH, RICHARD | 0.191 |
| 409.00 | 92 | COUNTRY CLUB RD | SAINTS' MEMORIAL COMMUNITY CHURCH | 0.463 |
| 412.00 | 64 | PINE LANE | PUBLIC SERVICE ELECTRIC & GAS CO | 0.758 |
| 412.00 | 56 | SOUTH KENNEDY WAY | BELTZ, JOHN P & ANN B | 0.258 |
| 415.00 | 27 | CLUB HOUSE DR | PUBLIC SERVICE ELECTRIC & GAS CO | 0.275 |
| 421.00 | 41 | ROBERTS AVE | LONDON, HAROLD | 0.848 |
| 421.00 | 5 | CLUB HOUSE DR | MALLON, JOSEPH C & SANDRA | 0.046 |
| 621.00 | 1 | HENDERSON LANE | YOUNG, WADE & FRANCES | 0.301 |
| 701.00 | 26 | LEVITT PARKWAY | WILLIAMS, IDA C & MOORE,VERNALD E | 0.204 |
| 840.00 | 29 | EXCELL LANE | BROUGHTON, SAMUEL & NORMA | 0.260 |
| 1105.00 | 14 | THORNHILL LANE | BRIEL, MARGARET | 0.285 |
| 1111.01 | 1 | BEV-RANCOCAS RD | GEHIN-SCOTT, GILBERT A & RUTH M | 0.185 |
| 1114.00 | 23 | BEECHNUT LANE | RBP MD PC PENSION PLAN | 0.065 |
| 1130.00 | 15 | BRIDGE ST | FAIRMOUNT PARK | 0.228 |
| 1131.00 | 3 | TWISTING LANE | HOMEOWNER'S ASSOC | 0.241 |
| 1202.00 | 127 | FELTER PLACE | SUNSET HEIGHTS APARTMENTS,LLC | 0.361 |
| 1300.00 | 20 | SANDAL LANE | | 0.866 |
| Total Residential | | | | 9.0 |
| Total Non-Residential* | | | | 3.0 |
| Gray Shading Indicates Non-Residential Zoning | | | | |